85 Barbour Road

10 messages

Stockton Services <stockton752@gmail.com> Mon, Aug 17, 2020 at 1:18 PM
To: laurie@everydaydetails.com

Laurie,
Just making email connection for now... I have a busy week ahead and am hoping I can ask you to give me a poke Monday or Tuesday to make arrangements for me to come over with metal detector and hopefully find all your monuments still in place.
Will that be OK?
Thanks,
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

Laurie Mantegari <laurie@everydaydetails.com> Mon, Aug 17, 2020 at 3:04 PM
To: Stockton Services <stockton752@gmail.com>

Hello Tocky,

Thank you so much for following up. I so appreciate your time.

Next Monday or Tuesday is perfect!

Thank you for your time and help.

Productively yours,

Laurie

“Life is 10% what happens to you and 90% what you do with what happens to you” ~anonymous

Laurie A. Mantegari Direct: 603-601-6223

Professional Event Planner Mobile: 413-822-2361

E-mail: Laurie@everydaydetails.com

Everyday Details 85 Barbour Road

www.everydaydetails.com Hampton, NH 03842

Like us at **Everyday Details** Facebook Page

https://www.facebook.com/pages/Everyday-Details/

Follow us at Twitter.com/Everydaydetails

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Stockton Services <stockton752@gmail.com> Tue, Aug 25, 2020 at 11:39 AM
To: Laurie Mantegari <laurie@everydaydetails.com>

Hi.
Plans are attached.... please forward to Antoine.
Thanks for the C-note and talk soon.
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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3 attachments

RCRD PLAN D20852 sht 1.pdf
180K

RCRD PLAN D30331.pdf
165K

RCRD PLAN D35441 sht2.pdf
231K

Laurie Mantegari <laurie@everydaydetails.com> Tue, Aug 25, 2020 at 3:24 PM
To: Stockton Services <stockton752@gmail.com>

Thank you Tocky! We so appreciate your time.

We will be in touch soon!

Productively yours,

Laurie

“Life is 10% what happens to you and 90% what you do with what happens to you” ~anonymous

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Aug 26, 2020 at 7:05 AM
To: Laurie Mantegari <laurie@everydaydetails.com>

Not sure why I didn't think to bring it up yesterday, but my Eureka light went off at 5 am.....
If you can loop Antoine into this thread and hold off on your powwow, I will send you what might be a better solution later today.... I need to do some calcs.
Tocky
[Quoted text hidden]

2 attachments

image001.jpg
25K

image001.jpg
25K

Laurie Mantegari <laurie@everydaydetails.com> Wed, Aug 26, 2020 at 7:18 AM
To: Stockton Services <stockton752@gmail.com>

Hello Tocky,

All sounds great, thank you!

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Aug 26, 2020 at 9:53 AM
To: Laurie Mantegari <laurie@everydaydetails.com>

See attached, show it to Antoine, and let me know what you think.....
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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Eureka.jpg
838K

Laurie Mantegari <laurie@everydaydetails.com> Wed, Aug 26, 2020 at 6:29 PM
To: Stockton Services <stockton752@gmail.com>

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> > Like us at **Everyday Details** Facebook Page
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Stockton Services <stockton752@gmail.com> Tue, Sep 15, 2020 at 12:52 PM
To: Laurie Mantegari <laurie@everydaydetails.com>

Hi Laurie,
As to what needs to be done to make your lot line change happen.....
I expect my contribution to include deed research to be sure there no suprises on record, field survey to establish control and locate your existing boundary monuments, house, etc along with some more points on Antoine's lot, preparation of the lot line adjustment plan for Planning Board review and recordable mylar for Registry recording, a second field survey visit to set the new monument, and whatever help you need with the application and required submittal package. I estimate that to end up somewhere between $1200 and 1600.
What you will need that is not included above:
Town fees for application, abutter notice, and Registry recording (they will record the plan).
Attorney fees for drawing up and recording the deed(s).
Anything else that I can't think of and have no control over (but I think that covers it).

Here's a link to the application so you can get familiar with the process.
https://www.hamptonnh.gov/FormCenter/Planning-10/Main-Application-79
There are more links at the bottom of the page. Don't freak out.... a lot of it doesn't apply to you.

I'm still a ways out from wanting to get started if that's not a problem, but wanted to get you a better idea of cost as promised. Let me know if you're still OK with it all, and I am here for questions any time.
Thanks,
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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Laurie Mantegari <laurie@everydaydetails.com> Tue, Sep 15, 2020 at 12:58 PM
To: Stockton Services <stockton752@gmail.com>

Hello Tocky,

Hope all is well and you are having a SUPER September! Thank you for following up. We appreciate you taking the time to put the estimate together and e-mailing over. All sounds good.

We look forward to seeing you in the future and will appreciate you being available if we have any questions.

Thank you!

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> > >
> > > Like us at **Everyday Details** Facebook Page
> > >
> > > [Quoted text hidden]

N 33-16-32 E 116.37 S 73-56-58 E 66.37

Laurie Mantegani

Map 91 Lot 4

referred by Eric Dawrish

Surv 85 Barbour

YB-1900 2

603 601-6223

413 822-2361

20-070

Aquifer RA

5481-0548

2002

Lot 2 D 30331 No wetlands (RKP cert)

BLA 3908-2490

1086-899 ORIGINAL DEED D 30331 LOT 2 7/9/03 7/14/03 D RD

Sherburne D 35441

laurie@everydaydetails.com

D 20852

Laurie # 413 822-2361
603 601-6223
Mitchell

raise ph
chlorinate?
sr eqpt

CANCELLED Oct 7, 2020
OWNER FAILURE TO AGREE

CamScanner

85 BARBOUR RD

Location	85 BARBOUR RD	**Mblu**	91/ 4/ / /
Acct#	1004	**Owner**	MANTEGARI-DONAHUE REVOC LVG TR
Assessment	$325,000	**Appraisal**	$325,000
PID	1004	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$155,100	$169,900	$325,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$155,100	$169,900	$325,000

Owner of Record

Owner	MANTEGARI-DONAHUE REVOC LVG TR	**Sale Price**	$0
Co-Owner	DONAHUE, MITCHELL & MANTEGARI, LAURIE	**Certificate**	
Address	85 BARBOUR RD HAMPTON, NH 03842	**Book & Page**	5481/0548
		Sale Date	09/18/2013
		Instrument	44

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MANTEGARI-DONAHUE REVOC LVG TR	$0		5481/0548	44	09/18/2013
DONAHUE, MITCHELL	$280,000		5244/0561	00	09/15/2011
PARADIS, EDWARD M	$290,000		5034/1434	00	07/20/2009
AVEY, WILLIAM P & JILLIAN D	$348,000		4797/0121	00	05/09/2007
ALTHER, SHANNON C & WILBUR, SUSAN E	$285,000		4086/0898	00	07/14/2003

Building Information

Building 1 : Section 1

Building Photo

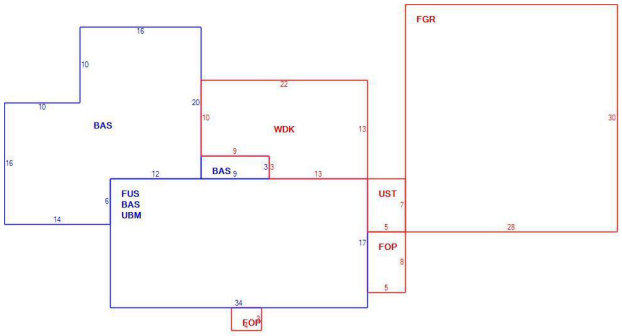
Year Built: 1900
Living Area: 1,687
Replacement Cost: $221,553
Building Percent Good: 70
Replacement Cost Less Depreciation: $155,100

Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Usrfld 103	
Usrfld 104	
Usrfld 105	
Usrfld 106	
Usrfld 107	
MHP	
Fireplaces	
Usrfld 108	
Usrfld 101	
Usrfld 102	

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\57\27.jpg)

Building Layout



(ParcelSketch.ashx?pid=1004&bid=988)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,109	1,109
FUS	Upper Story, Finished	578	578
FGR	Garage, Framed	840	0
FOP	Porch, Open, Framed	52	0
UBM	Basement, Unfinished	578	0
UST	Utility, Storage, Unfinished	35	0
WDK	Deck, Wood	259	0
		3,451	1,687

Usrfld 100	
Usrfld 300	
Usrfld 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$169,900
Appraised Value	$169,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$155,100	$169,900	$325,000
2018	$150,600	$154,500	$305,100
2017	$150,600	$154,500	$305,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$155,100	$169,900	$325,000
2018	$150,600	$154,500	$305,100
2017	$150,600	$154,500	$305,100

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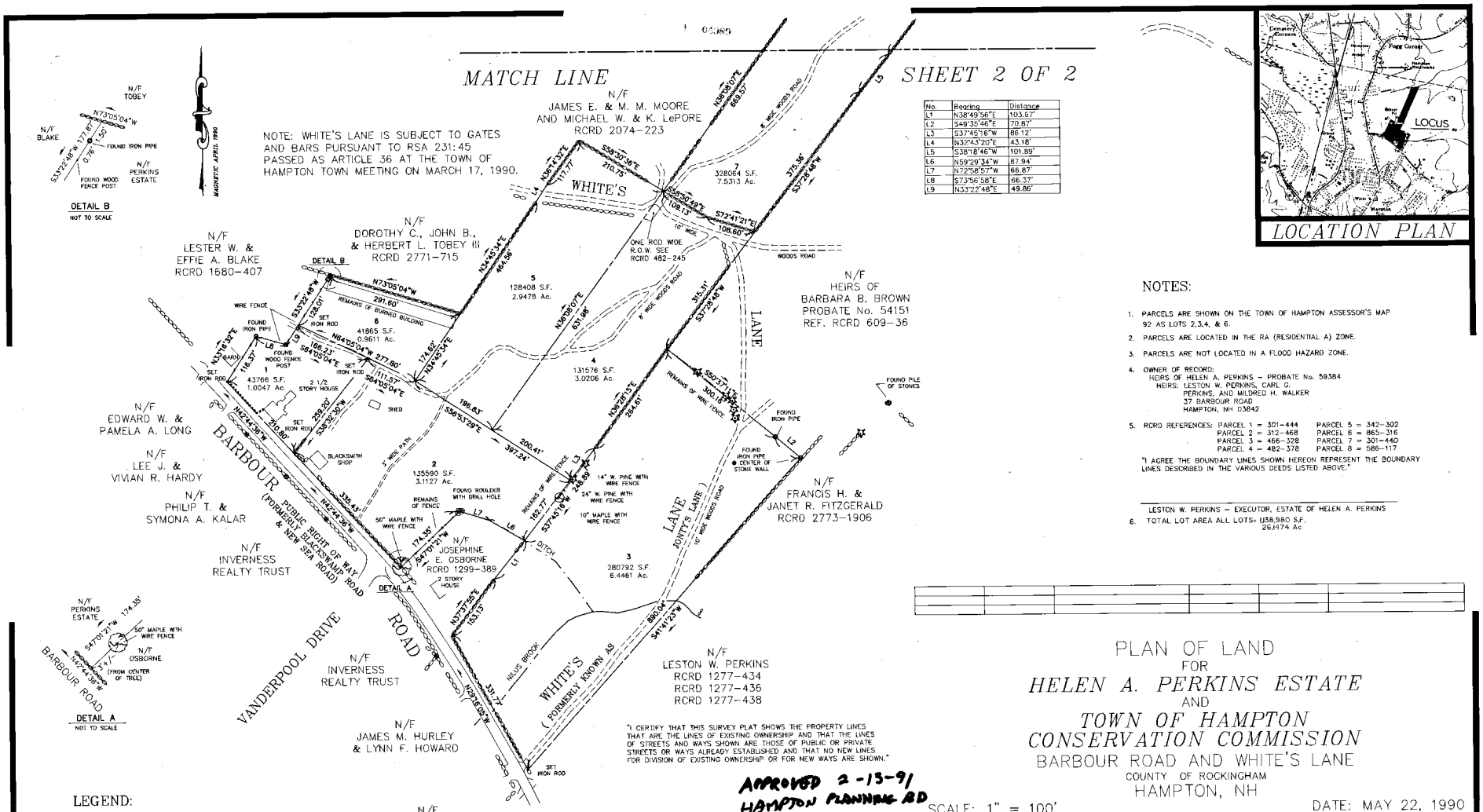

MATCH LINE
SHEET 2 OF 2
NOTE: WHITE'S LANE IS SUBJECT TO GATES AND BARS PURSUANT TO RSA 231:45 PASSED AS ARTICLE 36 AT THE TOWN OF HAMPTON TOWN MEETING ON MARCH 17, 1990.
N/F JAMES E. & M. M. MOORE AND MICHAEL W. & K. LePORE RCRD 2074-223
N/F LESTER W. & EFFIE A. BLAKE RCRD 1680-407
N/F DOROTHY C., JOHN B., & HERBERT L. TOBEY III RCRD 2771-715
N/F HEIRS OF BARBARA B. BROWN PROBATE No. 54151 REF. RCRD 609-36
N/F EDWARD W. & PAMELA A. LONG
N/F LEE J. & VIVIAN R. HARDY
N/F PHILIP T. & SYMONA A. KALAR
N/F INVERNESS REALTY TRUST
N/F JOSEPHINE E. OSBORNE RCRD 1299-389
N/F FRANCIS H. & JANET R. FITZGERALD RCRD 2773-1906
N/F LESTON W. PERKINS RCRD 1277-434 RCRD 1277-436 RCRD 1277-438
N/F JAMES M. HURLEY & LYNN F. HOWARD
N/F ROBERT N. & TINA M. PRINCIPATO
N/F TOBEY
N/F BLAKE
N/F PERKINS ESTATE
DETAIL A
DETAIL B
WHITE'S LANE
BARBOUR ROAD
VANDERPOOL DRIVE
JONES LANE
WOODS ROAD
ONE ROD WIDE R.O.W. SEE RCRD 482-245
LEGEND:
N/F NOW OR FORMERLY
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
FOUND IRON PIPE
FOUND DRILL HOLE
BARBED WIRE FENCE
WOVEN WIRE FENCE
STONE WALL
"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."
APPROVED 2-13-91 HAMPTON PLANNING BD
Frank Chiarenitz
LICENSED LAND SURVEYOR
7-20-90
DATE
LOCUS
LOCATION PLAN

No.	Bearing	Distance
L1	N38°49'56"E	103.67'
L2	S49°35'46"E	70.87'
L3	S37°45'16"W	86.12'
L4	N32°43'20"E	43.18'
L5	S38°18'46"W	101.89'
L6	N59°29'34"W	87.94'
L7	N72°58'57"W	66.87'
L8	S73°56'58"E	66.37'
L9	N33°22'48"E	49.86'

NOTES:

1. PARCELS ARE SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 92 AS LOTS 2,3,4, & 6.
2. PARCELS ARE LOCATED IN THE RA (RESIDENTIAL A) ZONE.
3. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD:
   HEIRS OF HELEN A. PERKINS - PROBATE No. 59384
   HEIRS: LESTON W. PERKINS, CARL G. PERKINS, AND MILDRED H. WALKER
   37 BARBOUR ROAD
   HAMPTON, NH 03842
5. RCRD REFERENCES: PARCEL 1 = 301-444 PARCEL 5 = 342-302
   PARCEL 2 = 312-468 PARCEL 6 = 865-316
   PARCEL 3 = 466-328 PARCEL 7 = 301-440
   PARCEL 4 = 482-378 PARCEL 8 = 586-117

"I AGREE THE BOUNDARY LINES SHOWN HEREON REPRESENT THE BOUNDARY LINES DESCRIBED IN THE VARIOUS DEEDS LISTED ABOVE."

LESTON W. PERKINS - EXECUTOR, ESTATE OF HELEN A. PERKINS

6. TOTAL LOT AREA ALL LOTS= 1,138,980 S.F. 26.1974 Ac.

PLAN OF LAND
FOR
HELEN A. PERKINS ESTATE
AND
TOWN OF HAMPTON CONSERVATION COMMISSION
BARBOUR ROAD AND WHITE'S LANE
COUNTY OF ROCKINGHAM
HAMPTON, NH

SCALE: 1" = 100'

DATE: MAY 22, 1990

GRAPHIC SCALE

100 80 60 40 20 0 50 100 150 200 250 300 350 400 FEET
20 10 0 20 40 60 80 100 120 140 METERS

RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, PORTSMOUTH, NH 03801
TELEPHONE: (603) 431-2222

D-20852 sheet 1 of 2

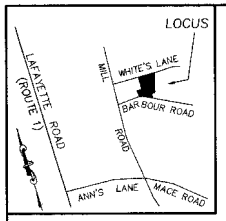
SHEET 1 OF 2

<HCCMYA>

9016

114977

2002 DEC 13 PM 2:25



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT

ZONE RA RESIDENTIAL

AREA	15,000 S.F.
FRONTAGE	125'
BUILDING SETBACKS	
FRONT	20'
SIDE	15'
REAR	10'

THIS SITE LIES WITHIN THE AQUIFER PROTECTION ZONE, WHICH REQUIRES LOTS IN THIS ZONE TO BE A MINIMUIM OF 20,000 S.F.

PLAN REFERENCES

D-26159 " LOT LINE ADJUSTMENT PLAN FOR STANWOOD & JEWELL BROWN ARTHUR BROWN & JULIA BROWN IN HAMPTON, NH SCALE 1" = 30' DATED JANUARY 1998" BY PARKER SURVEY ASSOC., INC. 13 HAMPTON RD. EXETER, N.H.

D-20852 " PLAN OF LAND FOR HELLEN A. PERKINS ESTATE AND TOWN OF HAMPTON CONSERVATION COMMISION" BARBOUR ROAD AND WHITE'S LANE COUNTY OF ROCKINGHAM AMPTON,NH SCALE: 1"=100' DATE: MAY 22, 1990 BY: RICHARD P. MILLETTE AND ASSOCIATES PROJECT# 9016

LEGEND

⊛ R.R. SPK.	RAILROAD SPIKE
C.B.	CONCRETE BOUND
■ S.B.	STONE BOUND
D.H.	DRILL HOLE
PK	MASONRY NAIL
o I.P.	IRON PIPE
• I. ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0/00	ASSESSORS MAP AND PARCEL
	HYDRANT
	WATER SHUT OFF
---OHW	OVER HEAD WIRE
	UTILITY POLE
	SEWER MANHOLE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

D-30331

N/F JOHN B. TOBEY (91/3A)
HERBERT L. TOBEY III
DOROTHY C. TOBEY
5 BELLEVUE AVENUE
CLAREMONT, NH. 03743
BK. 2771 PG. 0715

NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY, APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

N/F TOWN OF HAMPTON (92/1)
100 WINNACUNNETT ROAD
HAMPTON, NH. 03842
BK. 3291 PG. 0770

EDGE OF GRAVEL PATH (TYPICAL)
WHITE'S LANE
S 72°51'13" E 394.99'
BUILDING SETBACK (TYPICAL)
I ROD FND.
I ROD SET (04-03-02)

N/F SCOTT A. & CHRISTINE L. BEAN (91/3)
227 MILL ROAD
HAMPTON, NH. 03842
BK. 3288 PG. 1615

S 19°33'06" W 103.90'
I ROD FND.
N 19°33'06" E 184.00'
BUILDING SETBACK (TYPICAL)

N/F ARTHUR M. BROWN (91/7)
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2215 PG. 1061

SEE PLAN D-26159

LOT 1
168,794 sq.ft.
3.87 ACRES

87
N/F ARTHUR M. BROWN (91/4-7)
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 3734 PG. 2695

SEE BOUNDARY LINE AGREEMENT TO BE RECORDED HERE WITH
N 32°54'39" E 292.36'

N/F JOHN B. TOBEY (92/5)
HERBERT L. TOBEY III
DOROTHY C. TOBEY
5 BELLEVUE AVENUE
CLAREMONT, NH. 03743
BK. 2771 PG. 0715

I.P. FND.
S 74°20'16" E 117.89'
I.P. FND.
I.P. FND.
I.P. FND.
470.23'
177.89'

N/F ARTHUR M. BROWN (91/7)
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2215 PG. 1061
N 11°25'31" E 192.02'

I ROD SET (04-03-02)
NEW LOT LINE
N 42°05'30" W 191.70'
I ROD FND.
S 31°57'04" W 158.42'
BUILDING SETBACK (TYPICAL)
LOT LINE

DH SET (04-03-02)
I ROD FND.
I.P. FND.
S 73°13'45" E 124.85'
62.50'
N 73°17'23" W
I ROD SET (04-03-02)
128.09'
N 43°09'06" W 125.00'

85
LOT 2
20,070 sq.ft.
0.46 ACRES

N 74°25'20" W 66.37'
I ROD SET (04-03-02)
I.P. FND.
S 32°49'10" W 116.37'
I ROD FND.

EXISTING DWELLING
EXISTING GARAGE

EDGE OF PAVEMENT (TYPICAL)
BARBOUR ROAD

N/F PAUL R. GARRIGAN (91/13)
GAIL M. GARRIGAN
98 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2472 PG. 1518

N/F DENISE B. COTE (91/14)
92 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2882 PG. 1806

N/F EDWARD W. & PAMELA A. LONG (91/15)
88 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2766 PG. 2788

N/F ROBERT J. WALKER (92/2-1)
PAUL J. LAWRENCE
CARL PERKINS REVOC. TRUST
79 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 3621 PG. 1532

N/F TOWN OF HAMPTON (92/2-7)
100 WINNACUNNETT ROAD
HAMPTON, NH. 03842
BK. 2866 PG. 2542

ADDITIONAL ABUTTERS

N/F HENRY L. LIPE III (91/18)
MARIANNE MATZ-LIPE
64 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 3392 PG. 0931

SEE PLAN D-20852

TOWN OF HAMPTON
PLANNING BOARD APPROVAL

CHAIR

12/13/02
DATE

RECORD OWNER

ARTHUR M. BROWN
93 BARBOUR ROAD
HAMPTON, NH 03842
BK. 3734 PG. 2695

THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.

STATE OF NEW HAMPSHIRE
RICHARD K. PARKER, JR.
No. 046
CERTIFIED WETLANDS SCIENTIST

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 2002 AND APRIL 2002.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(1).

STATE OF NEW HAMPSHIRE
No. 8
RICHARD K. PARKER, JR.
LICENSED LAND SURVEYOR

11/12/02
LICENSED LAND SURVEYOR DATE

NO.	DATE	DESCRIPTION	BY
1	11/12/02	ADDRESS PLANNING BOARD	H.H.B.
		COMMENTS.	

PLAT OF LAND
IN
HAMPTON, NH

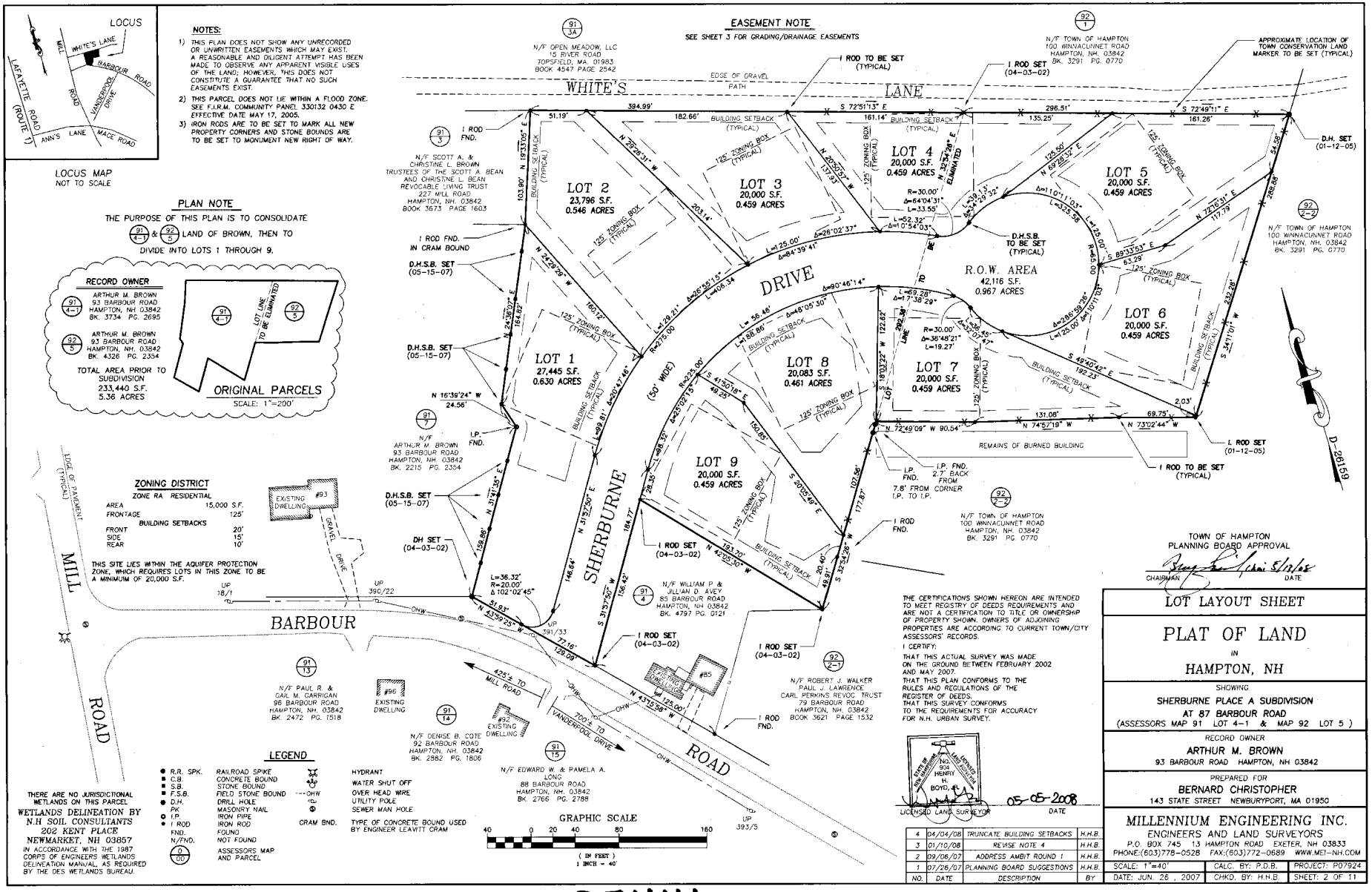
SHOWING
A MINOR SUBDIVISION AT 85 BARBOUR ROAD
(ASSESSORS MAP 91 LOT 4)

PREPARED FOR
ARTHUR BROWN
93 BARBOUR ROAD HAMPTON, NH 03842

PARKER SURVEY AND ENGINEERING
ENGINEERS AND LAND SURVEYORS
13 HAMPTON ROAD EXETER, NH 03833

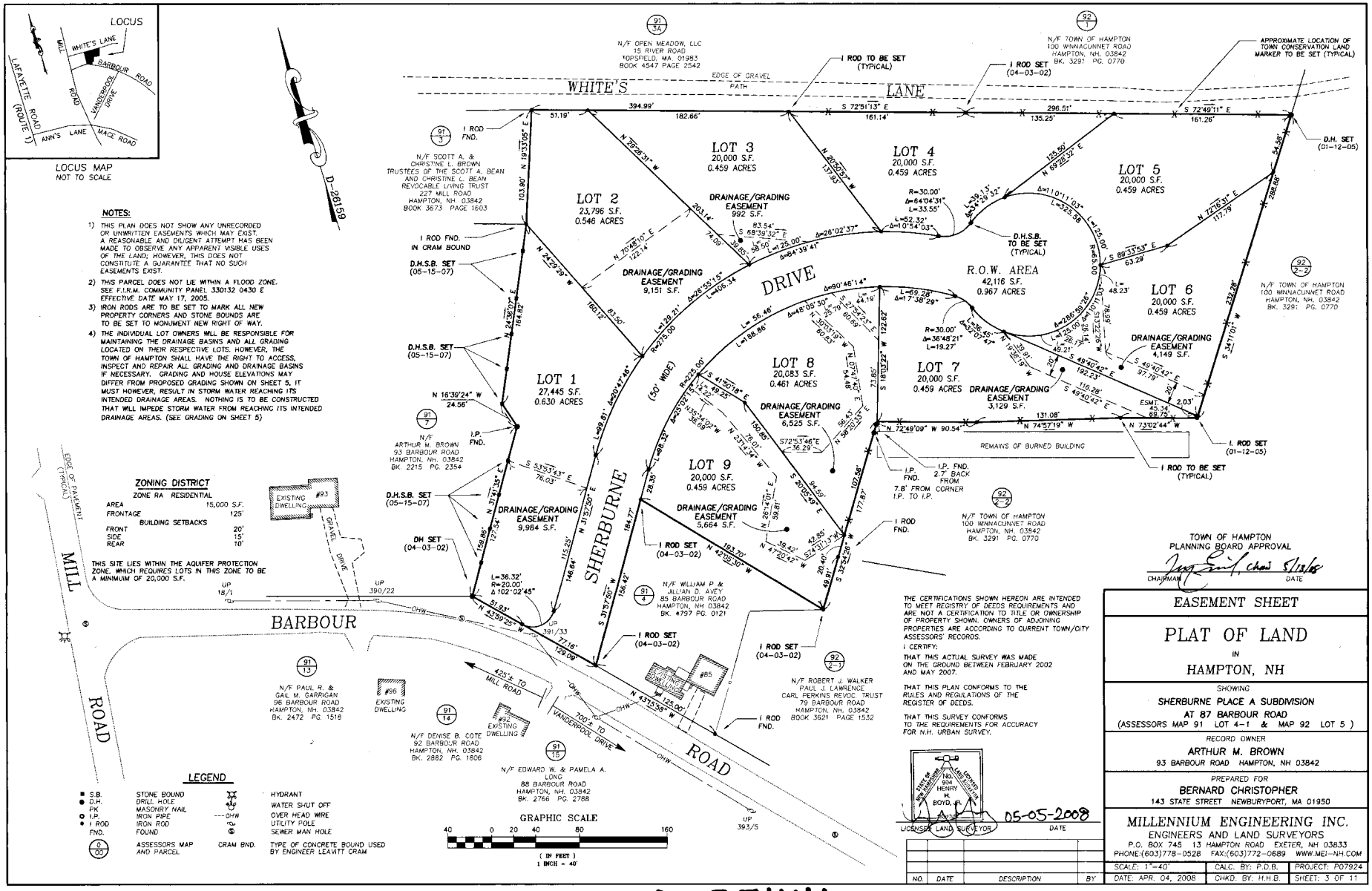
SCALE: 1"=40' | CALC. BY: W.J.E. | PROJECT: 202206
DATE: OCT. 2, 2002 | CHKD. BY: R.K.P.

2008 MAY 22 AM 8:08


LOCUS
WHITE'S LANE
MILL ROAD
BARBOUR ROAD
HAMPERPOOL DRIVE
LAFAYETTE ROAD (ROUTE 1)
ANN'S LANE
MACE ROAD
LOCUS MAP
NOT TO SCALE
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0430 E EFFECTIVE DATE MAY 17, 2005.
3) IRON RODS ARE TO BE SET TO MARK ALL NEW PROPERTY CORNERS AND STONE BOUNDS ARE TO BE SET TO MONUMENT NEW RIGHT OF WAY.
EASEMENT NOTE
SEE SHEET 3 FOR GRADING/DRAINAGE EASEMENTS
PLAN NOTE
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE
91/4-1 & 92/5 LAND OF BROWN, THEN TO
DIVIDE INTO LOTS 1 THROUGH 9.
RECORD OWNER
ARTHUR M. BROWN
93 BARBOUR ROAD
HAMPTON, NH 03842
BK. 3734 PG. 2695
ARTHUR M. BROWN
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 4326 PG. 2354
TOTAL AREA PRIOR TO SUBDIVISION
233,440 S.F.
5.36 ACRES
LOT LINE TO BE ELIMINATED
ORIGINAL PARCELS
SCALE: 1"=200'
ZONING DISTRICT
ZONE RA RESIDENTIAL
AREA 15,000 S.F.
FRONTAGE 125'
BUILDING SETBACKS
FRONT 20'
SIDE 15'
REAR 10'
THIS SITE LIES WITHIN THE AQUIFER PROTECTION ZONE, WHICH REQUIRES LOTS IN THIS ZONE TO BE A MINIMUM OF 20,000 S.F.
N/F OPEN MEADOW, LLC
15 RIVER ROAD
TOPSFIELD, MA. 01983
BOOK 4547 PAGE 2542
N/F TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH. 03842
BK. 3291 PG. 0770
APPROXIMATE LOCATION OF TOWN CONSERVATION LAND MARKER TO BE SET (TYPICAL)
WHITE'S LANE
EDGE OF GRAVEL PATH
I ROD TO BE SET (TYPICAL)
I ROD SET (04-03-02)
I ROD FND.
N/F SCOTT A. & CHRISTINE L. BROWN TRUSTEES OF THE SCOTT A. BEAN AND CHRISTINE L. BEAN REVOCABLE LIVING TRUST
227 MILL ROAD
HAMPTON, NH. 03842
BOOK 3673 PAGE 1603
I ROD FND. IN CRAM BOUND
D.H.S.B. SET (05-15-07)
D.H.S.B. TO BE SET (TYPICAL)
D.H. SET (01-12-05)
D.H. SET (04-03-02)
I.P. FND.
N/F ARTHUR M. BROWN
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2215 PG. 2354
LOT 1
27,445 S.F.
0.630 ACRES
LOT 2
23,796 S.F.
0.546 ACRES
LOT 3
20,000 S.F.
0.459 ACRES
LOT 4
20,000 S.F.
0.459 ACRES
LOT 5
20,000 S.F.
0.459 ACRES
LOT 6
20,000 S.F.
0.459 ACRES
LOT 7
20,000 S.F.
0.459 ACRES
LOT 8
20,083 S.F.
0.461 ACRES
LOT 9
20,000 S.F.
0.459 ACRES
R.O.W. AREA
42,116 S.F.
0.967 ACRES
DRIVE
SHERBURNE
BARBOUR
ROAD
MILL
(50' WIDE)
125' ZONING BOX (TYPICAL)
BUILDING SETBACK (TYPICAL)
EXISTING DWELLING #93
EXISTING DWELLING #96
EXISTING DWELLING #92
EXISTING DWELLING #85
GRAVEL DRIVE
LODGE OF PAVEMENT (TYPICAL)
UP 18/1
UP 390/22
UP 391/33
UP 393/5
OHW
425'± TO MILL ROAD
700'± TO VANDERPOOL DRIVE
N/F PAUL R. & GAIL M. GARRIGAN
96 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2472 PG. 1518
N/F DENISE B. COTE
92 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2982 PG. 1806
N/F EDWARD W. & PAMELA A. LONG
88 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2766 PG. 2788
N/F WILLIAM P. & JILLIAN O. AVEY
85 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 4797 PG. 0121
N/F ROBERT J. WALKER
PAUL J. LAWRENCE
CARL PERKINS REVOC. TRUST
79 BARBOUR ROAD
HAMPTON, NH. 03842
BOOK 3621 PAGE 1532
N/F TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH. 03842
BK. 3291 PG. 0770
N/F TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH. 03842
BK. 3291 PG. 0770
REMAINS OF BURNED BUILDING
I.P. FND. 2.7' BACK FROM 7.8' FROM CORNER I.P. TO I.P.
I ROD SET (01-12-05)
I ROD TO BE SET (TYPICAL)
D-26159
LEGEND
R.R. SPK. RAILROAD SPIKE
C.B. CONCRETE BOUND
S.B. STONE BOUND
F.S.B. FIELD STONE BOUND
D.H. DRILL HOLE
PK MASONRY NAIL
I.P. IRON PIPE
I ROD IRON ROD
FND. FOUND
N/FND. NOT FOUND
0/00 ASSESSORS MAP AND PARCEL
HYDRANT
WATER SHUT OFF
OHW OVER HEAD WIRE
UTILITY POLE
SEWER MAN HOLE
CRAM BND. TYPE OF CONCRETE BOUND USED BY ENGINEER LEAVITT CRAM
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40'
THERE ARE NO JURISDICTIONAL WETLANDS ON THIS PARCEL
WETLANDS DELINEATION BY
N.H SOIL CONSULTANTS
202 KENT PLACE
NEWMARKET, NH 03857
IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.
TOWN OF HAMPTON
PLANNING BOARD APPROVAL
CHAIRMAN
DATE
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 2002 AND MAY 2007.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
NO. 904 HENRY H. BOYD, JR.
LICENSED LAND SURVEYOR
05-05-2008
DATE
LOT LAYOUT SHEET
PLAT OF LAND
IN
HAMPTON, NH
SHOWING
SHERBURNE PLACE A SUBDIVISION
AT 87 BARBOUR ROAD
(ASSESSORS MAP 91 LOT 4-1 & MAP 92 LOT 5)
RECORD OWNER
ARTHUR M. BROWN
93 BARBOUR ROAD HAMPTON, NH 03842
PREPARED FOR
BERNARD CHRISTOPHER
143 STATE STREET NEWBURYPORT, MA 01950
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM
SCALE: 1"=40' CALC. BY: P.D.B. PROJECT: P07924
DATE: JUN. 25 , 2007 CHKD. BY: H.H.B. SHEET: 2 OF 11
NO. DATE DESCRIPTION BY
4 04/04/08 TRUNCATE BUILDING SETBACKS H.H.B.
3 01/10/08 REVISE NOTE 4 H.H.B.
2 09/06/07 ADDRESS AMBIT ROUND 1 H.H.B.
1 07/25/07 PLANNING BOARD SUGGESTIONS H.H.B.

D-35441 sheet 2 of 3

2008 MAY 22 AM 8:08


LOCUS
WHITE'S LANE
MILL ROAD
BARBOUR ROAD
VANDERPOOL DRIVE
ANN'S LANE
MACE ROAD
LAFAYETTE ROAD (ROUTE 1)
LOCUS MAP
NOT TO SCALE
D-28159
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0430 E EFFECTIVE DATE MAY 17, 2005.
3) IRON RODS ARE TO BE SET TO MARK ALL NEW PROPERTY CORNERS AND STONE BOUNDS ARE TO BE SET TO MONUMENT NEW RIGHT OF WAY.
4) THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE BASINS AND ALL GRADING LOCATED ON THEIR RESPECTIVE LOTS. HOWEVER, THE TOWN OF HAMPTON SHALL HAVE THE RIGHT TO ACCESS, INSPECT AND REPAIR ALL GRADING AND DRAINAGE BASINS IF NECESSARY. GRADING AND HOUSE ELEVATIONS MAY DIFFER FROM PROPOSED GRADING SHOWN ON SHEET 5, IT MUST HOWEVER, RESULT IN STORM WATER REACHING ITS INTENDED DRAINAGE AREAS. NOTHING IS TO BE CONSTRUCTED THAT WILL IMPEDE STORM WATER FROM REACHING ITS INTENDED DRAINAGE AREAS. (SEE GRADING ON SHEET 5)
ZONING DISTRICT
ZONE RA RESIDENTIAL
AREA 15,000 S.F.
FRONTAGE 125'
BUILDING SETBACKS
FRONT 20'
SIDE 15'
REAR 10'
THIS SITE LIES WITHIN THE AQUIFER PROTECTION ZONE, WHICH REQUIRES LOTS IN THIS ZONE TO BE A MINIMUM OF 20,000 S.F.
LEGEND
S.B. STONE BOUND
O.H. DRILL HOLE
PK MASONRY NAIL
I.P. IRON PIPE
I. ROD IRON ROD
FND. FOUND
ASSESSORS MAP AND PARCEL
HYDRANT
WATER SHUT OFF
OHW OVER HEAD WIRE
UTILITY POLE
SEWER MAN HOLE
CRAM BND. TYPE OF CONCRETE BOUND USED BY ENGINEER LEAVITT CRAM
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40'
N/F OPEN MEADOW, LLC
15 RIVER ROAD
TOPSFIELD, MA 01983
BOOK 4547 PAGE 2542
N/F TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH, 03842
BK. 3291 PG. 0770
WHITE'S LANE
EDGE OF GRAVEL PATH
I ROD TO BE SET (TYPICAL)
I ROD SET (04-03-02)
APPROXIMATE LOCATION OF TOWN CONSERVATION LAND MARKER TO BE SET (TYPICAL)
D.H. SET (01-12-05)
I ROD FND.
N/F SCOTT A. & CHRISTINE L. BROWN TRUSTEES OF THE SCOTT A. BEAN AND CHRISTINE L. BEAN REVOCABLE LIVING TRUST
227 MILL ROAD
HAMPTON, NH. 03842
BOOK 3673 PAGE 1603
LOT 1
27,445 S.F.
0.630 ACRES
LOT 2
23,796 S.F.
0.546 ACRES
LOT 3
20,000 S.F.
0.459 ACRES
LOT 4
20,000 S.F.
0.459 ACRES
LOT 5
20,000 S.F.
0.459 ACRES
LOT 6
20,000 S.F.
0.459 ACRES
LOT 7
20,000 S.F.
0.459 ACRES
LOT 8
20,083 S.F.
0.461 ACRES
LOT 9
20,000 S.F.
0.459 ACRES
R.O.W. AREA
42,116 S.F.
0.967 ACRES
DRAINAGE/GRADING EASEMENT 992 S.F.
DRAINAGE/GRADING EASEMENT 9,151 S.F.
DRAINAGE/GRADING EASEMENT 9,984 S.F.
DRAINAGE/GRADING EASEMENT 6,525 S.F.
DRAINAGE/GRADING EASEMENT 5,664 S.F.
DRAINAGE/GRADING EASEMENT 3,129 S.F.
DRAINAGE/GRADING EASEMENT 4,149 S.F.
DRIVE
SHERBURNE
(50' WIDE)
D.H.S.B. SET (05-15-07)
I ROD FND. IN CRAM BOUND
I.P. FND.
DH SET (04-03-02)
I ROD SET (04-03-02)
D.H.S.B. TO BE SET (TYPICAL)
I.P. FND. 2.7' BACK FROM I.P. TO I.P.
I.P. FND. 7.8' FROM CORNER
I ROD TO BE SET (TYPICAL)
I ROD SET (01-12-05)
REMAINS OF BURNED BUILDING
ESMT. 2.03'
N/F ARTHUR M. BROWN
93 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2215 PG. 2354
N/F TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH. 03842
BK. 3291 PG. 0770
N/F WILLIAM P. & JILLIAN O. AVEY
85 BARBOUR ROAD
HAMPTON, NH 03842
BK. 4797 PG. 0121
N/F ROBERT J. WALKER
PAUL J. LAWRENCE
CARL PERKINS REVOC TRUST
79 BARBOUR ROAD
HAMPTON, NH. 03842
BOOK 3621 PAGE 1532
N/F PAUL R. & GAIL M. GARRIGAN
96 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2472 PG. 1518
N/F DENISE B. COTE
92 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2882 PG. 1806
N/F EDWARD W. & PAMELA A. LONG
88 BARBOUR ROAD
HAMPTON, NH. 03842
BK. 2766 PG. 2788
#93 EXISTING DWELLING
#96 EXISTING DWELLING
#92 EXISTING DWELLING
#85 EXISTING DWELLING
GRAVEL DRIVE
EDGE OF PAVEMENT (TYPICAL)
MILL ROAD
BARBOUR ROAD
425'± TO MILL ROAD
700'± TO VANDERPOOL DRIVE
UP 18/1
UP 390/22
UP 391/33
UP 393/5
OHW
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 2002 AND MAY 2007.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 934 HENRY H. BOYD, JR.
LICENSED LAND SURVEYOR
05-05-2008
DATE
TOWN OF HAMPTON
PLANNING BOARD APPROVAL
CHAIRMAN
5/13/08
DATE
EASEMENT SHEET
PLAT OF LAND
IN
HAMPTON, NH
SHOWING
SHERBURNE PLACE A SUBDIVISION
AT 87 BARBOUR ROAD
(ASSESSORS MAP 91 LOT 4-1 & MAP 92 LOT 5)
RECORD OWNER
ARTHUR M. BROWN
93 BARBOUR ROAD HAMPTON, NH 03842
PREPARED FOR
BERNARD CHRISTOPHER
143 STATE STREET NEWBURYPORT, MA 01950
MILLENNIUM ENGINEERING INC.
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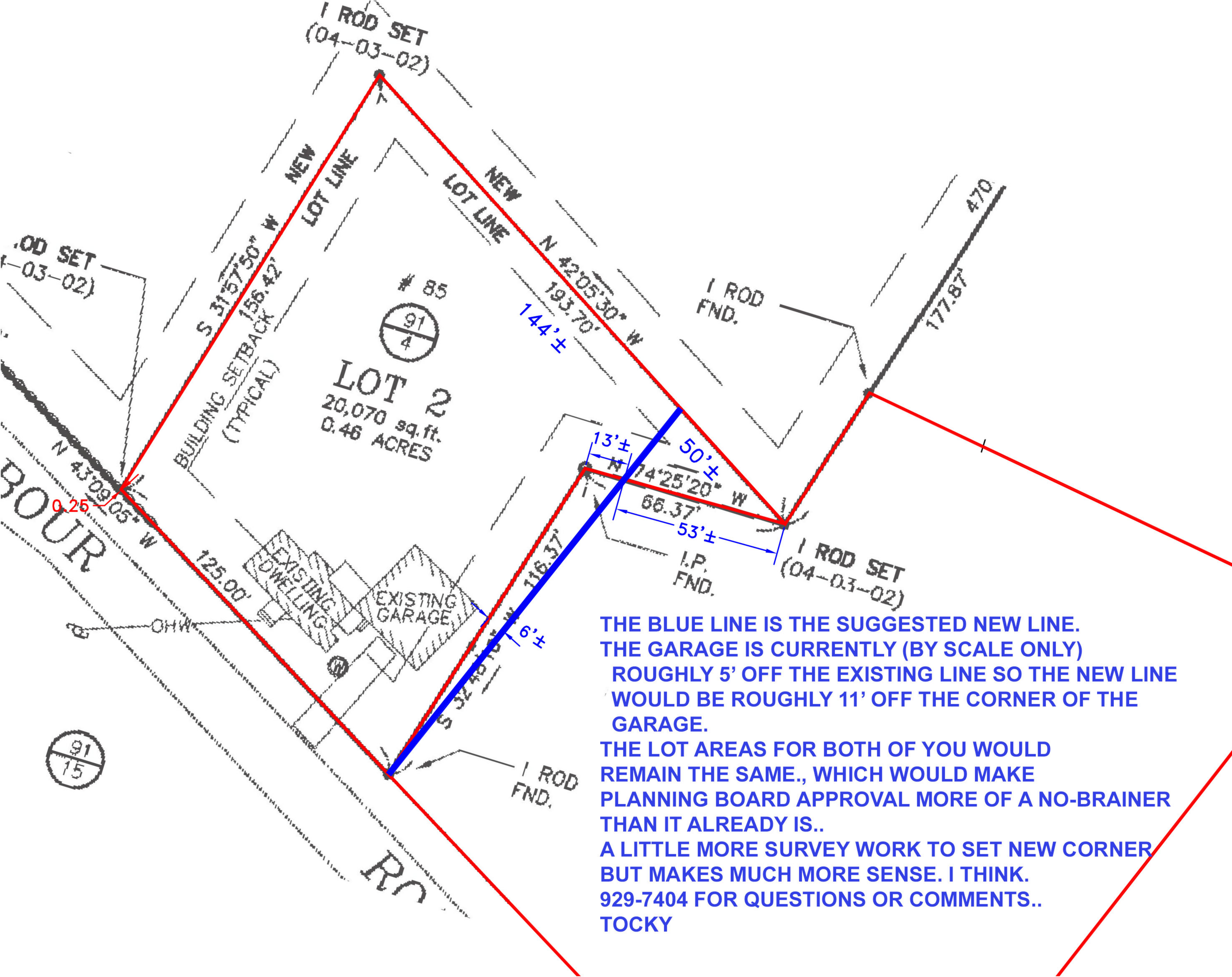
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM
NO. DATE DESCRIPTION BY
SCALE: 1"=40' CALC. BY: P.D.B. PROJECT: P07924
DATE: APR. 04, 2008 CHKD. BY: H.H.B. SHEET: 3 OF 11

D-35441 sheet 3 of 3



THE BLUE LINE IS THE SUGGESTED NEW LINE.
THE GARAGE IS CURRENTLY (BY SCALE ONLY)
ROUGHLY 5' OFF THE EXISTING LINE SO THE NEW LINE WOULD BE ROUGHLY 11' OFF THE CORNER OF THE GARAGE.
THE LOT AREAS FOR BOTH OF YOU WOULD REMAIN THE SAME., WHICH WOULD MAKE PLANNING BOARD APPROVAL MORE OF A NO-BRAINER THAN IT ALREADY IS..
A LITTLE MORE SURVEY WORK TO SET NEW CORNER BUT MAKES MUCH MORE SENSE. I THINK.
929-7404 FOR QUESTIONS OR COMMENTS..
TOCKY